

\$870,000 - 349 Coopersfield Rise Sw, Airdrie

MLS® #A2196216

\$870,000

3 Bedroom, 4.00 Bathroom, 2,604 sqft

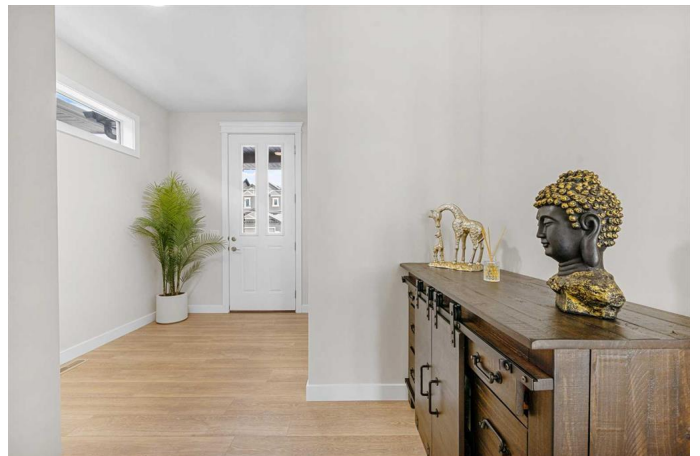
Residential on 0.10 Acres

Coopers Crossing, Airdrie, Alberta

Don't miss out on the chance to own a stunning home in the highly sought-after Cooperâ€™s Crossing community, nestled in the heart of nature with over 44 acres of lush parkland, greenspaces, and scenic trails, including Willow Pond, Central Pond, and the picturesque Cooperâ€™s Town Promenade. With six well-established schools just moments away, this vibrant neighborhood is the perfect place to thrive, whether youâ€™re starting a family or looking for a peaceful retreat.

Step inside to the expansive, open-concept main floor, where soaring 9-foot ceilings and a flexible den/office space (which can easily double as a bedroom thanks to the 3-piece washroom) welcome you. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, full-height cabinetry, and a large central island. Premium stainless-steel appliances, including a gas cooktop, built-in microwave, wall oven, refrigerator with ice and water dispenser, and a built-in dishwasher, ensure both style and functionality. A Butlerâ€™s pantry with an extra sink offers even more storage options.

The generously sized dining area flows effortlessly into the cozy living room, where a gas fireplace creates a warm and inviting ambiance. And when youâ€™re ready to enjoy the outdoors, step outside to a spacious house-width deck and a fully fenced backyardâ€”a private oasis perfect for



entertaining or relaxing.

The upper floor features a rare and practical design, with two master bedrooms, each offering large walk-in closets and their own luxurious ensuite bathrooms—one with a 4-piece and the other with a 5-piece. A bonus area, complete with feature walls and a wall-mounted TV, offers the ideal space to unwind. Upper-floor laundry adds convenience, while an additional bedroom and a third 5-piece bathroom further elevate this level. Basement is unfinished and awaiting for your ideas.

With all these exceptional features, this home is perfectly suited for multi-generational living or families with adult children. It’s a rare opportunity you won’t want to miss!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196216 |
| Price | \$870,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,604 |
| Acres | 0.10 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 349 Coopersfield Rise Sw |
| Subdivision | Coopers Crossing |
| City | Airdrie |

| | |
|-------------|---------|
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 4K7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None, Park |
| Parking Spaces | 5 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage |
| Appliances | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer |
| Heating | High Efficiency, Humidity Control |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, City Lot, Rectangular Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame, Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 21st, 2025 |
| Days on Market | 59 |
| Zoning | R1 |
| HOA Fees | 71 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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